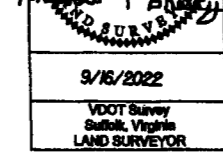


RIGHT OF WAY PLAN SHEET SHOWING PROPERTY FOR COMMONWEALTH OF VIRGINIA

James City County, Virginia
Scale 1" = 25'
Surveyed By Andrew T. Brady, L.S.
April 13, 2022

| REVISED | DATE | ROUTE | PROJECT | SHEET NO. |
|--------------------------------|------|-------|------------------------------|-----------|
| 11/20/20 4/15/21 9/16/22 | VA | 60 | EW00-047-103 R-201, C-501 | 4RW |



004
MANISH V MENTA TRUSTEE &
MEGHNA M TRUSTEE
Inst. # 18003527
PB 684 PG 692
1.84 AC.
Tax # 232000071E
Parcel 004 Area Calculations

003
OLD POINT NATIONAL BANK
Inst. # 980003453
1.44 AC.
Tax # 232000071D
Parcel 003 Area Calculations

002
Parcel 002 Area Calculations
Proposed Temporary Construction Easement Sq. Ft. 1571 / 0.04 Acre
Proposed Temporary Construction Easement Sq. Ft. 476 / 0.01 Acre
Proposed Permanent Utility Easement For Dominion Energy And VDOT Sq. Ft. 8,414 / 0.19 Acre
Proposed Permanent Utility Easement For VDOT Sq. Ft. 2,062 / 0.05 Acre

002
NORGE CENTER INC.
DB 406 PG 97
DB 333 PG 75
PB 68 PG 67
1.560 AC.
Tax # 232000071B

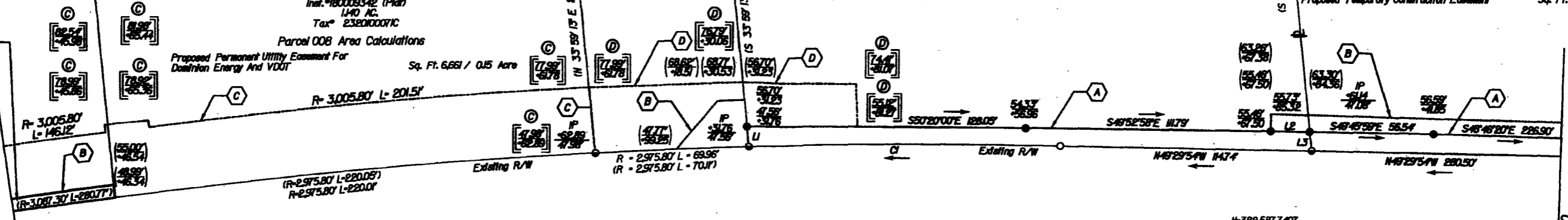
002
NORGE CENTER INC.
DB 406 PG 97
DB 333 PG 75
PB 68 PG 67
1.560 AC.
Tax # 232000071B

008
O'REILLY AUTOMOTIVE
STORES INC.
Inst. # 170008467
Inst. # 180008342 (Plat)
1.40 AC.
Tax # 232000071C
Parcel 008 Area Calculations

Proposed Permanent Utility Easement For Dominion Energy And VDOT
Sq. Ft. 6,661 / 0.15 Acre

Proposed Right of Way
Proposed Temporary Construction Easement Sq. Ft. 2,098 / 0.05 Acre
Proposed Permanent Utility Easement For VDOT Sq. Ft. 134 / 0.003 Acre
Proposed Permanent Utility Easement For VDOT Sq. Ft. 1,065 / 0.02 Acre

Proposed Right of Way
Proposed Temporary Construction Easement
Sq. Ft. 2,185 / 0.05 Acre
Sq. Ft. 2,085 / 0.05 Acre



Route 60 Construction B

Variable Width R/W
Route 60 (Richmond Road)

Curve RTE00L3
PI = 109+82.63
DELTA = 80°48'25.25" (RT)
D = 153' 22"
T = 555.81'
L = 1099.42'
R = 3032.30'
PC = 107+25.82
PT = 112+65.24

N/F
KTP DEVELOPMENT LLC
Inst. # 06005329
Inst. # 060013607 (Plat)
14.348 AC.
Tax # 232000001C
R/W Proj. 0060-047-101C504
R = 2,824.79' L = 466.9'

| LINE TABLE | | |
|------------|-------------|----------|
| LINE | BEARING | DISTANCE |
| L1 | N34°01'10"E | 9.18' |
| L2 | S49°45'59"E | 17.82' |
| L3 | S33°54'04"W | 8.72' |

| CURVE TABLE | | | | | |
|-------------|----------------|-----------|------------|---------------|--------------|
| CURVE | DELTA | RADIUS | ARC LENGTH | CHORD BEARING | CHORD LENGTH |
| C1 | 82°48'07" (LT) | 2,976.80' | 142.82' | N 60°48'21"W | 142.91' |

GENERAL NOTES:

1. Plan Sheet is Intended For Acquisition Only And Does Not Constitute A Boundary Survey.
2. Property Line Information is Based on Highway Plans, Plats And Deeds Of Record. Field Work Was Performed For The Creation Of This Plat.
3. Plat Was Prepared Without The Benefit Of A Title Report. Consequently Not All Encumbrances May Be Depicted.
4. This Plat Was Forwarded Electronically In "Read Only" Format. Any Attempt At Alteration Invalidates The Seal And Signature. An Original Hard Copy Remains On File At The Virginia Department Of Transportation, Hampton Roads District Office.
5. This Survey Datum Based On VDOT Project #EW00-047-103-R201C501, UPC # 17633

LEGEND

- Computed Point
- Monumentation Found (As Noted)
- RM-2 (5/8" Rebar w/ Cap)

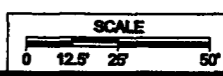
NOTE: All Stations And Offsets Are From The Construction Baseline Bearings And Distances In Parentheticals Are Record Data

INCIDENTAL LEGEND

- (A) PROPOSED RIGHT OF WAY LINE
- (B) PROPOSED TEMPORARY CONSTRUCTION EASEMENT
- (C) VARIABLE WIDTH PERMANENT STANDARD UTILITY EASEMENT REQUIRED FOR DOMINION ENERGY AND VDOT UTILITY EASEMENT
- (D) VARIABLE WIDTH PERMANENT STANDARD VDOT UTILITY EASEMENT

LINE LEGEND

- 00.00 DENOTES EXISTING MONUMENTATION AS NOTED
- 00.00 DENOTES PROPOSED R/W
- 00.00 DENOTES PROPOSED TEMPORARY CONSTRUCTION EASEMENT
- 00.00 DENOTES PERMANENT UTILITY EASEMENT



| | |
|-------------------------|------------------|
| PROJECT EW00-047-103 | SHEET NO. 4RW |
|-------------------------|------------------|

Commonwealth of Virginia Instrument # 202214133 State Hwy Plat 9/26/2022